

## Section 10

### A-S AGRICULTURE SUBURBAN DISTRICT

#### Sections:

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#### **10.010 Intent.**

The intent of the A-S agriculture suburban district is to encourage cluster development so that areas of agriculture and areas of environmental concern are preserved. It is intended that through the use of this district, agricultural pursuits and/or open space will be preserved and environmental pursuits and/or open space will be preserved and environmental concerns, such as high water table and floodplains, will be protected.

A-S agriculture suburban districts which are depicted as "rural residential nodes" in the *1990 Bozeman Area Master Plan Update neighborhood plan revision to the Gallatin County Plan* are areas lying outside of the urban growth area where residential patterns have been established. These areas are intended to be infilled, and development may continue at one dwelling unit per acre, or at the maximum density allowed by State Department of Health regulations. Rural residential nodes are intended to discourage unreviewed divisions of land and ease development pressures on agricultural land.

#### **10.020 Permitted uses.**

Permitted uses in the A-S district are as follows:

##### **A. Principal Uses.**

- Agricultural activity
- Dwelling, single family
- Dwelling, single family manufactured home on permanent foundation (see Section 48)
- Essential services (Type I)
- Day care home, family
- Day care home, group
- Nursery, plant
- Public parks

Amended Resolution 2001-09

##### **B. Conditional Uses.**

- Airfield, personal use

Bed and breakfast homes  
Churches  
Community residential facilities  
Day care centers  
Essential services (Type II)  
Golf courses  
Group homes  
Hunting and fishing clubs  
Public and private parks and playgrounds  
Veterinary uses  
Recreational vehicle parks and campgrounds  
Residence for owner or caretaker of recreational vehicle parks and campgrounds  
Schools  
Temporary sales and office buildings  
Any use approved as part of a planned unit development subject to provisions of  
Section 54

**C. Accessory Uses.**

FCC earth stations  
Fences  
Greenhouses  
Guesthouses  
Home occupations  
On-premise sale of products produced thereon  
Private garages  
Private or jointly owned community center recreation facilities, pools, tennis courts  
and spas  
Signs, subject to Section 65  
Single-family or multifamily dwellings to house employees working on the farm or  
ranch  
Temporary buildings and yards incidental to construction work  
Tool sheds for storage of domestic supplies.  
Other buildings and structures typically accessory to residential and agricultural uses.

**10.030 Lot area and width.**

**A. Standard Development Option.** Minimum lot area in the A-S district shall be twenty (20) acres, with a lot width not less than six hundred sixty feet (660').

**B. Cluster Development Option.**

1. This option is intended to encourage land reassemblage and cluster development, or other planned development meeting the intent of the rural residential land use classification of the *1990 Bozeman Area Master Plan Update neighborhood plan revision to the Gallatin County Plan*.
2. For developments using this option density bonuses over the one dwelling unit per twenty acres may be permitted where the land to be subdivided consists of at least

twenty-five acres, and where the average net size of residential lots is limited to not more than one acre, thereby maximizing the amount of land remaining in agricultural production or open space.

3. Any development using the cluster development option shall be subject to the requirements of Figure 10.030, Cluster Density Bonuses. However, additional density bonuses may be available where the proposed development enhances and/or preserves identified community interests such as wildlife habitat, open space corridors, ridge lines or riparian areas.

**Figure 10.030**  
**Cluster Density Bonuses**

Number of dwelling units permitted based on size of tract to be developed (in acres).

Acres	20	25	30	35	40	44	48	52	56	60
Dwelling Units	1	2	3	4	5	6	7	8	9	10
Acres	64	68	72	76	80	→Continued as a Straight→ →Line Projection→				
Dwelling Units	11	12	13	14	15					

**C. Planned Unit Development (PUD) Option.** Lot area and width in the A-S district may be determined through a PUD review process, subject to the provisions of the *1990 Bozeman Area Master Plan Update neighborhood plan revision to the Gallatin County Plan*, and in relation to urban growth area and existing sewer service boundary lines as depicted therein. This option is intended to encourage creative planned developments.

**D. Rural Residential Node Development Option.** Minimum lot area in A-S districts master planned as "rural residential nodes" shall be one acre, or at the maximum density allowed by State Department of Health regulations. Lot width shall be a minimum of one hundred fifty feet (150') unless a community water and/or sewer system is utilized, in which case lot width shall be a minimum of one hundred feet (100').

#### **10.040 Lot coverage.**

**A. Lots 5 acres and greater.** Shall not exceed five percent (5%) of the lot area.

**B. Lots less than 5 acres.** Shall not exceed the lesser of 25% of the lot area or 11,000 square feet.

Amended Resolution 2000-132

#### **10.050 Yards.**

Every lot in the A-S district shall have the following minimum yards:

- Front yard      35 feet
- Rear yard       25 feet
- Side yards      25 feet each side.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

**10.060 Building height.**

**A.** In the A-S district, maximum building height for buildings designed and constructed for human occupancy shall be as follows:

1. Roof pitch greater than 6:12—thirty-four feet (34’);
2. Roof pitch 3:12 or greater but not greater than 6:12—thirty feet (30’); and
3. Roof pitch less than 3:12—twenty-four feet (24’).

**B.** Only structures necessary for agriculture uses may exceed these allowable heights.

**10.070 Animal enclosure setbacks.**

Except for pastures, any stable, barn, hutch, pen, shed or other such structure built to enclose or house animals or fowl shall be not less than fifty feet (50’) from any structure used for human occupancy.